

**STAFF COMMENTS: 04/27/10**

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.  
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.  
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

**ITEM 1. SPECIAL MEETING:** :: Review :: Staff comments for the commissions review included herein.

**ITEM 2.** :: Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending a land use ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. *This item is in conjunction with the item below.*

**ITEM 3.** :: Action Item : Recommendation:: After closing the public hearing, the commission will be acting on the zone change, which has been properly advertised. All the surrounding property is within the OSC, OST or RA-5 zone. A brief history of this facility shows that it was initially know as the 102 Bar and in the 80's used as a time share. In 1972 the zoning ordinance was adopted, so the designation of zoning was for C-1, which allowed for all uses within the Neighborhood Commercial zone. That existing use received grand father status, but once that use was discontinued that status went away. The applicant has remodeled the facility as a single family residence and would like to establish a Bed and Breakfast, which is a permitted use in the C-2 (Highway Commercial) zone. The principal objective in establishing the C-2 highway commercial zone is to provide area within the county where facilities that serve the traveling public can be most appropriately located. (County Code 10-10-1). The General Plan depicts this area as being Agricultural in nature.

**ITEM 4. WORK MEETING:** :: Review : No Action :: Staff is ready to present a portion of the LORMAN Education Services CD on current issues in cell tower leases. The wireless industry has built more the 220,000 cell sites in the United States in the past 20 years. But many more cell sites are needed as the wireless industry expands coverage and extends the capabilities of cell phones and wireless devices into data, email, computer and video applications. New cell sites and significant modifications to existing cell sites will also be needed to facilitate the provision of the FCC's new Advanced Wireless Services. This will be the first of a series of reviews in updating and amending the Washington County Wireless Communications Chapter. There are no attachments included herein.

**ITEM 5.** :: Review : No Action : Recommendation for Ad :: This ordinance amendment is in keeping with suggestions from the commission at our previous work meeting. There may need to be changes to the notification process in areas where certain types of conditional uses are requested to make the local citizens aware of what is coming to the neighborhood, such as, cellular towers or other types of uses. It has been suggested by staff that the commission may want to consider listing types of uses "permitted" without notification. A packet will be provided to the applicant as to the standards & procedures of notification. If the commission agrees, staff felt these changes could be reviewed by going directly to the advertising process for a hearing on

the 11th of May. (See copy of proposed ordinance amendment included herein)

**ITEM 6.** :: Review : No Action : Recommendation for Ad :: The ordinance amendment is a “housekeeping” item in an effort make the ordinance consistent with what is required in other chapters of the ordinance and State Code. This change deletes the advertising process for Bed and Breakfast within the RE zones. The staff agreed that this change could be reviewed by going directly to the advertising process for a hearing process on the 11<sup>th</sup> of May. (See copy of ordinance included herein)

**ITEM 7.** :: Review : No Action : Recommendation for Ad :: This ordinance amendment is in keeping with suggestions from the commission previously regarding cemeteries after reviewing a Conditional Use Permit at the November 10th, 2009 meeting for Mr. Staples. This change will allow for Mr. Staples to return with an amended PD zone to facilitate the cemetery and changes he has already made in property lines. Cemeteries should be conditionally approved in the PD zone and this change to the zone will be in keeping with the mixed uses and sustainable communities. If the commission agrees, staff felt this change could be reviewed by going directly to the advertising process for a hearing on the 11th of May. (See copy of proposed ordinance amendment included herein)

**ITEM 8.** :: Review : No Action :: For the past year John Willie has been working on the General Plan and he is ready to present several of the sections in draft form. He will present a short introduction on Bureau of Land Management, National Forrest, National Park, Institutional and Trust Lands Administration, and leave copies for the commission to start reading. There are no attachments included herein.

**ITEM 9.** Action taken on Planning Items by the Washington County Commission on April 20, 2010, beginning at 4:00 p.m.: (a) (b) Conditional use extension on a Tower for Verizon Wireless at Big Mountain communications facility in Section 4, T38S, R16W, on Forest Service property near Enterprise... Connie Misket/Technology Associates International Corporation, agent; (c) Conditional use extension to run a new transmission line from Central to the Middleton Substation and install a temporary line from the Middleton Substation to St. George Substation, fencing and expansion on the existing facility and changes to the Black Gulch to Diamond Valley line... Rocky Mountain Power/Project Manager Paul Henry, applicant; (d) Conditional use for the five (5) Zip Lines at Pah Tempe, within the OST 20 Zone, unincorporated area of Washington County... Ken Anderson, applicant; and (e) Consider approval on amendment to the Washington County Land Use (Zoning) Ordinance, Title 10, Chapter 25, Wind Energy Systems and Facilities. County initiated.

**ITEM 10.** General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**